

111TH CONGRESS
2D SESSION

H. R. 6332

To enhance disclosure of private transfer fees in real estate transactions.

IN THE HOUSE OF REPRESENTATIVES

SEPTEMBER 29, 2010

Mr. GINGREY of Georgia introduced the following bill; which was referred to
the Committee on Financial Services

A BILL

To enhance disclosure of private transfer fees in real estate
transactions.

1 *Be it enacted by the Senate and House of Representa-*
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the “Homebuyer Enhanced
5 Fee Disclosure Act of 2010”.

6 **SEC. 2. CONGRESSIONAL FINDINGS.**

7 The Congress finds that transfer fee covenants rep-
8 resent an important economic tool with the potential to
9 make homeownership more affordable and benefit local
10 communities by positively restructuring the economics of

1 real estate transactions by apportioning certain infrastruc-
 2 ture and overhead costs over time.

3 **SEC. 3. RECORDATION OF TRANSFER FEES.**

4 (a) RECORDATION REQUIREMENT.—A transfer fee
 5 covenant recorded on or after the date of the enactment
 6 of this Act shall be void and unenforceable unless, at the
 7 time the document containing the transfer fee covenant
 8 is submitted for recording, a notice described in subsection
 9 (b) is contemporaneously submitted for recording in the
 10 office of the applicable county recorder.

11 (b) NOTICE REQUIREMENTS.—Notice required under
 12 subsection (a) shall—

13 (1) be titled, in boldface type, “Payment of
 14 Transfer Fee Required”;

15 (2) include statements of—

16 (A) the name or names of the owner or
 17 owners of the affected property;

18 (B) the legal description of the affected
 19 property;

20 (C) the dollar amount or, if applicable, the
 21 percentage of sales price constituting the trans-
 22 fer fee required to be paid under the transfer
 23 fee covenant;

24 (D) the method and manner of payment of
 25 the transfer fee;

1 (E) in the case of affected property that is
2 residential property, actual dollar-cost examples
3 of the amount of the transfer fee for property
4 priced at \$250,000, \$500,000, and \$750,000;
5 and

6 (F) if applicable, the date on which or cir-
7 cumstances under which the transfer fee cov-
8 enant expires.

9 (c) PRESUMPTION OF VALIDITY.—A transfer fee cov-
10 enant that imposes a transfer fee of not more than 1 per-
11 cent of the gross sales price for the affected property, ef-
12 fective for a term of not more than 99 years, and which
13 complies with the requirements under subsections (a) and
14 (b) shall be presumed to be valid.

15 (d) LIMITATION.—No property shall be subject to
16 more than one transfer fee covenant.

17 **SEC. 4. DEFINITIONS.**

18 For purposes of this section, the following definitions
19 shall apply:

20 (1) AFFECTED PROPERTY.—The term “affected
21 property” means, with respect to a transfer fee cov-
22 enant, the real property that is encumbered by the
23 transfer fee covenant.

24 (2) APPLICABLE COUNTY RECORDER.—The
25 term “applicable county recorder” means, with re-

1 spect to affected property, the recorder of the county
2 in which the affected property is located.

3 (3) TRANSFER FEE.—The term “transfer fee”
4 means a fee, charge or payment imposed by a cov-
5 enant, restriction, or similar document filed in the
6 applicable county recorder’s office and required to be
7 paid in connection with or as a result of a transfer
8 of title to affected property, but does not include
9 fees, charges, payments, or other obligations that—

10 (A) are imposed by a court judgment,
11 order, or decree;

12 (B) are imposed by or payable to the Fed-
13 eral Government or a State or local govern-
14 ment;

15 (C) arise out of a mechanic’s lien;

16 (D) arise from an option to purchase, or
17 for waiver of the right to purchase, the affected
18 property;

19 (E) are payable to a homeowners associa-
20 tion, condominium association, or similar entity
21 for the benefit of the owners; and

22 (F) are imposed by or payable to lenders
23 or purchasers of loans.

24 (4) TRANSFER FEE COVENANT.—The term
25 “transfer fee covenant” means a covenant, restric-

1 tion, or agreement filed with the office of the appli-
2 cable county recorder that—

3 (A) affects real property; and

4 (B) obligates a future buyer or seller of the
5 affected real property, other than a person who
6 is a party to the covenant, restriction, or agree-
7 ment, to pay a transfer fee.

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